



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 06/08/99
AGENDA ITEM 2
WORK SESSION ITEM

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7069 - Summerhill Homes (Subdivider) - Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement and Accept, Upon Completion of Improvements, Certain Streets into the City Street System

RECOMMENDATION:

It is recommended that the City Council:

1. Find the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorize the City Manager to execute the subdivision agreement covering the installation of the required improvements; and
3. Accept various streets into the City street system upon certification by the Director of Public Works that the required street improvements have been completed.

DISCUSSION:

On December 8, 1998, the City Council approved Vesting Tentative Map Tracts 7037 and 7069 for 83 single-family homes on lots ranging in size from 4,000 to 11,000 square feet. The project is located east of Huntwood Avenue and west of Taylor Avenue, within a Single-Family Residential District in the Tennyson-Alquire Neighborhood Plan area.

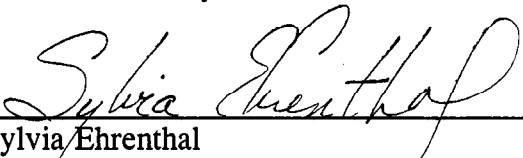
The developer has elected to file a single final map that incorporates the two contiguous tentative maps, as permitted by the State Map Act. The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of approximately \$1.2 million and an equal amount for labor and materials.

Prepared by:

Bashir Y. Anastas

Bashir Y. Anastas, P.E.
Development Review Services Engineer

Recommended by:



Sylvia Ehrental
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments:

Area Map

Draft Resolution

5.20.99



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DRAFT 03 5/25/99

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7069,
AUTHORIZING THE CITY MANAGER TO EXECUTE A
SUBDIVISION AGREEMENT, AND ACCEPTING CERTAIN
STREETS INTO THE CITY STREET SYSTEM**

WHEREAS, there has been presented to the City Council of the City of Hayward a final map for Tract 7069 located at east of Huntwood Avenue and west of Taylor Avenue in a Single-Family Residential Zoning District in the Tennyson-Alquire Plan area; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the final map for Tract 7069 is in substantial conformance with the tentative map and does hereby approve the final map, subject to the condition that the subdivider enter into an agreement for the construction of improvements and other obligations required as a condition of approval of the tentative map for the tract and that approval shall not be effective until and unless such agreement is entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7069 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept certain streets into the street system of the City of Hayward upon certification by the Director of Public Works of satisfactory completion of the street improvements in substantial conformance with the approved plans.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward